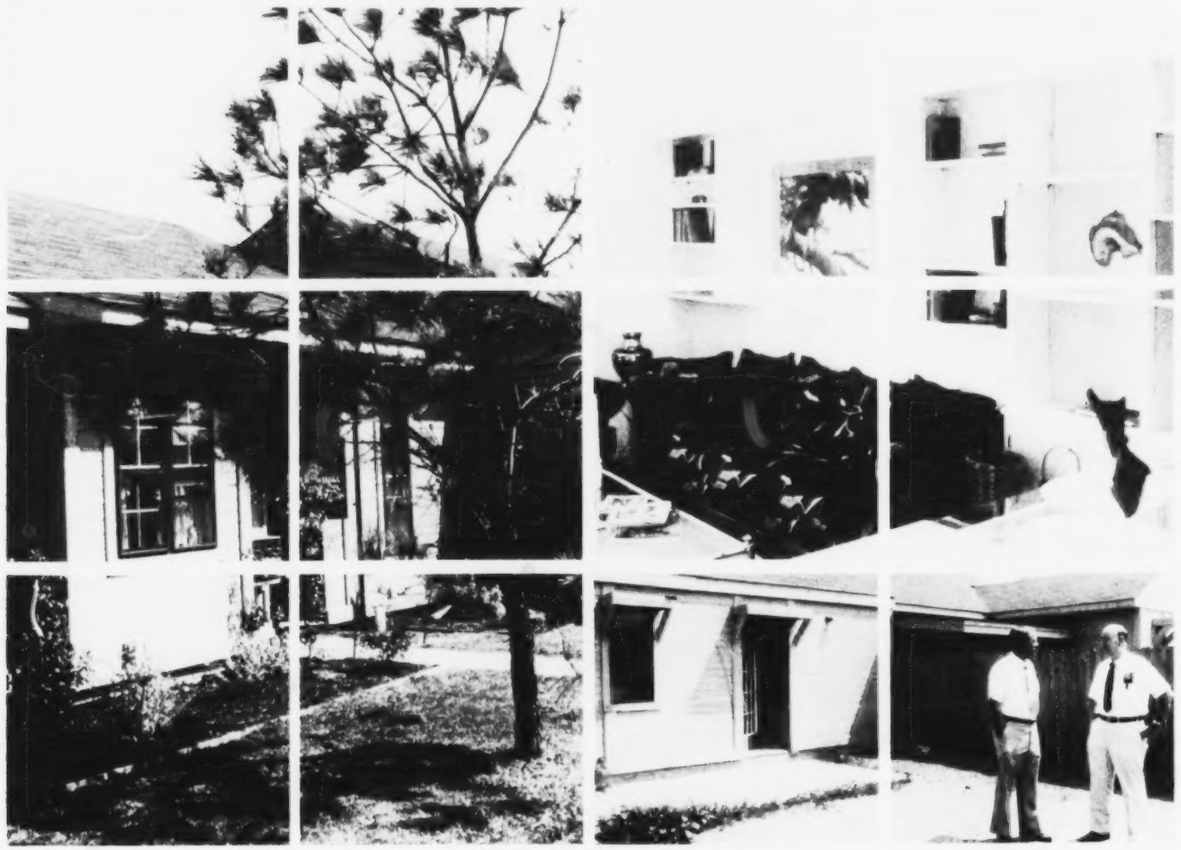
U.S. Department of Housing and Urban Development
Office of Policy Development and Research

Ar 4 K / Sequel

The Affordable Housing Demonstration

Crittenden County Arkansas (Sequel)

A Case Study



The Joint Venture for Affordable Housing

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

January 1986

In the four years since I announced the formation of the Joint Venture for Affordable Housing as a public-private partnership to combat the problem of high housing costs resulting from outdated and unnecessary building and land use regulations, much has been accomplished. Demonstration projects all over the country have shown and are showing that housing costs can indeed be reduced -- sometimes by as much as $10,000 per home -- through the cooperation of builders and public officials at the local level.

Demonstration projects, however, only start the process; we will assist more American families to own their own homes only to the extent that the lessons learned from these demonstrations are put into practice.

This has been done most effectively in Arkansas where the joint efforts of Rex Rogers of Rex Rogers Homes, the builder/developer of the Crittenden County affordable housing demonstration project, and John Suskie, manager of HUD's Little Rock Field Office, have already led to 36 new housing developments using the affordable housing concepts pioneered by Mr. Rogers. Perhaps even more important, the Quorum Court of Crittenden County recently revised its Land Development and Subdivision Regulations to make permanent the cost-reducing ideas proven in the demonstration project.

This report describes these efforts and results; it shows what the combined leadership of private citizens and public officials can do to increase the opportunity for home ownership. I commend these lessons and examples to builders, local government officials, and HUD managers all across the country.

Very sincerely yours,

Samuel R. Pierce, Jr.

Affordable Housing in Arkansas: Sequel to the Crittenden County Demonstration Project

Prepared for:
U.S. Department of
Housing and Urban Development,
Division of Building Technology

By:
NAHB Research Foundation, Inc.
P.O. Box 1627
Rockville, Md. 20850

November 1985

The NAHB Research Foundation, Inc., produced this report for the U. S. Department of Housing and Urban Development. The views and conclusions contained herein are those of the authors and should not be interpreted as necessarily representing the official view or policies of the U. S. Government.

Table of Contents

Affordable Housing in Arkansas: Sequel to the Crittenden County Demonstration Project 1
The Demonstration Project - Harvard Yard 2
Government Initiatives 8
Other Affordable Housing Projects in Arkansas 9

Conclusion 13

Appendix I - Affordable Housing Developments in Arkansas with HUD/FHA Approval 15

Appendix II - Manufactured Housing Zoning Ordinance, Springdale 17

Appendix III - Affordable Housing Ordinance, Hot Springs 23

Appendix IV - Crittenden County Land Development and Subdivision Regulations 27

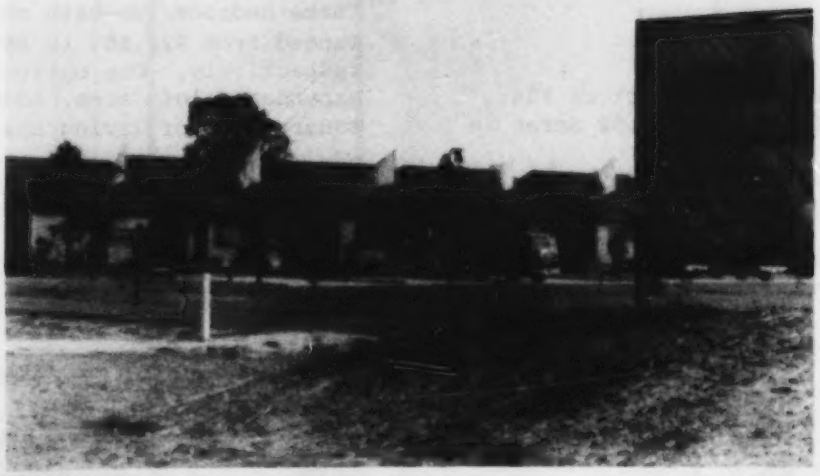
READEX FICHE best copy available

Affordable Housing in Arkansas: Sequel to the Crittenden County Demonstration Project

"Affordable housing has become a reality - not just a theory," stated John Suskie, HUD Little Rock Office Manager, at a recent affordable housing seminar. The shortage of moderately priced housing in Arkansas has aroused community interest in promoting affordable housing projects. City officials are streamlining their administrative and regulatory procedures and modifying outdated building codes. Similarly, builders have responded to this largely untapped market by constructing homes that are affordable to moderate-income households.

The interest began a few years ago with the Affordable Housing Demonstration Project, Harvard Yard, in Crittenden County, Arkansas. This project proved that homes could be built and succesfully marketed in the $25,000 to $30,000 price range.

The success of Harvard Yard, described below, stimulated many other affordable housing projects in Arkansas.



Harvard Yard

The Demonstration Project - Harvard Yard

The project was a joint effort of the public and private sectors, including Builder/Developer Rex Rogers, officials of the Department of Housing and Urban Development (HUD), state officials at the Arkansas Department of Health, and local officials in Crittenden County. All parties worked together to reduce the cost of housing without compromising on health, safety, or quality standards.

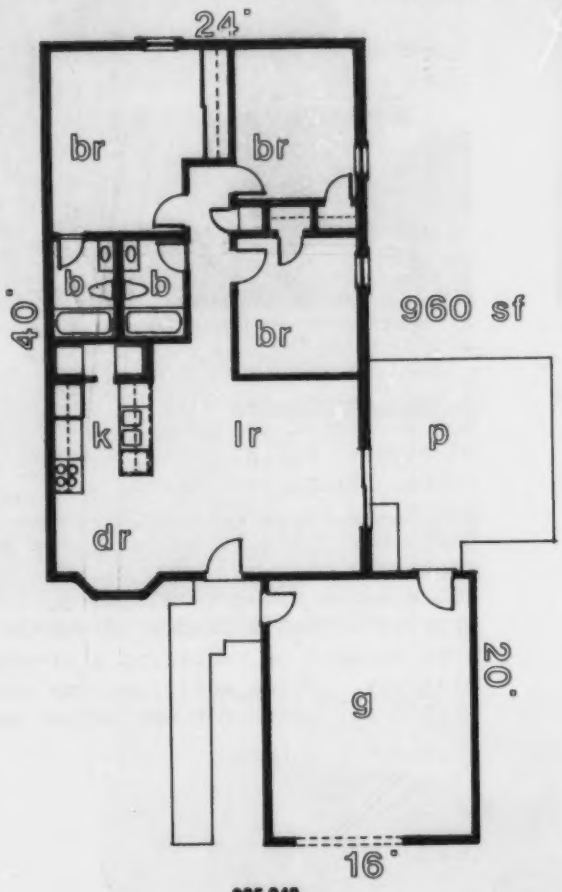
Rex Rogers' staff: Ann Rogers, Doris Sutton, Rex Rogers, Ellis Floyd

THE ORIGINAL ENERGY SAVING HOMES

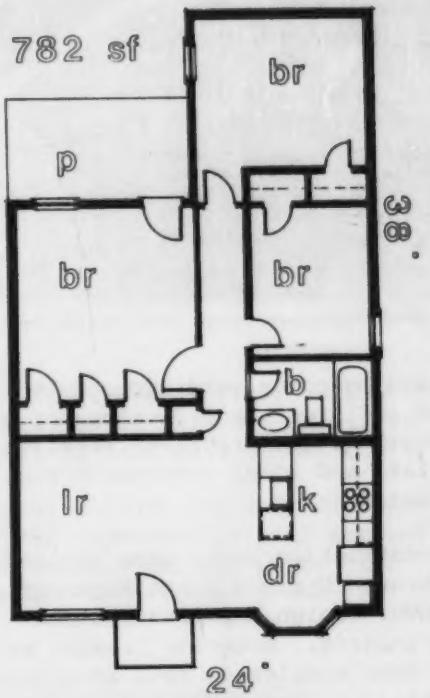
The demonstration project of 104 homes was located on 12.52 acres in an unincorporated area of Crittenden County just north of Marion, Arkansas. Both detached and duplex units were available. Most houses were built from presales, so that market demand determined the final composition of the project. House sizes ranged from a 504-square-foot efficiency to a 968-square-foot three-bedroom/two-bath model; prices ranged from $26,885 to $35,040, respectively. One option, an expandable loft area, added up to 528 square feet of living space.

Harvard Yard efficiency unit

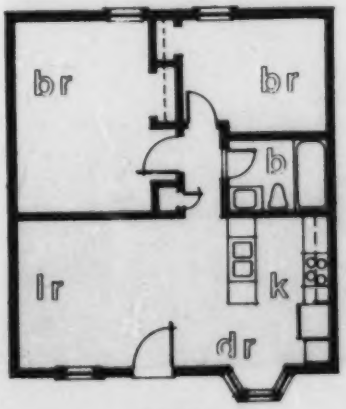
Harvard Yard house plans



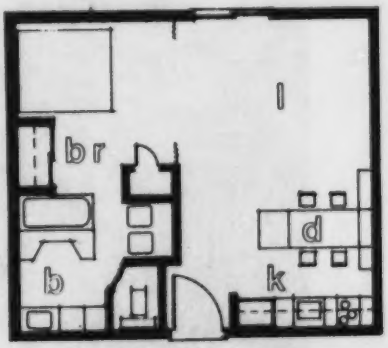
$35,040



$31,569



$26,885



504 sf

Note:
This unit was built as a model to demonstrate the features available in small size units. Current pricing information not available.

Kitchen area

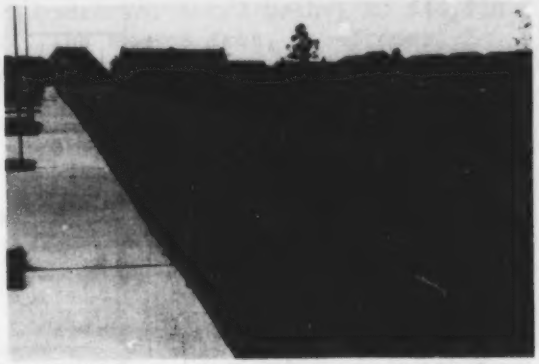
Harvard Yard unit under construction

Housing costs were reduced by the use of efficient land development and construction practices permitted by state and local government regulatory variances.

Construction costs were reduced through Optimum Value Engineering (OVE) design and construction standards. Exterior framing was in 2-foot modules to take advantage of material dimensions and to reduce scrap, waste, and labor. Plumbing was clustered to reduce the lengths of supply, drain, waste, and vent pipes. Electrical wiring was installed to code, but the number of circuits, outlets, and switches was kept to a minimum. HUD waived the HUD Minimum Property Standards to approve a ship's ladder to the loft area instead of requiring a standard stairway. These modifications saved $1,505 per unit in construction cost.

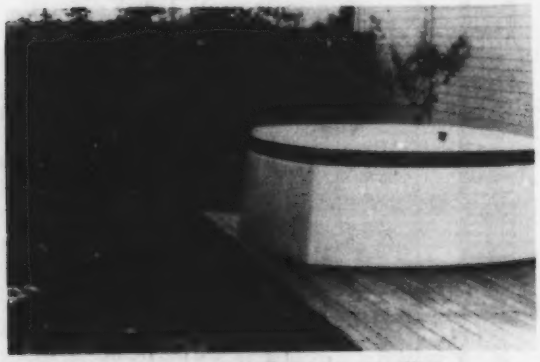
Stairway to loft

Crittenden County regulatory variances permitted reduced lot sizes, street widths, and rights-of-way. The State Department of Health allowed smaller sewer main covers and the substitution of cleanout plugs for manholes on straight runs and the end of sewer mains. These variances resulted in cost savings of $498,096 or $4,789 per unit in land development costs.

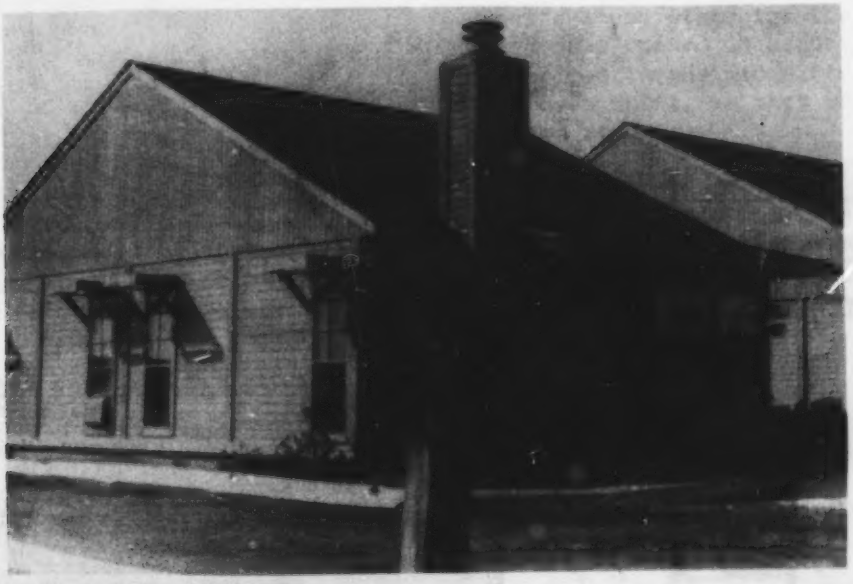


Harvard Yard concrete-lined swale in street right-of-way

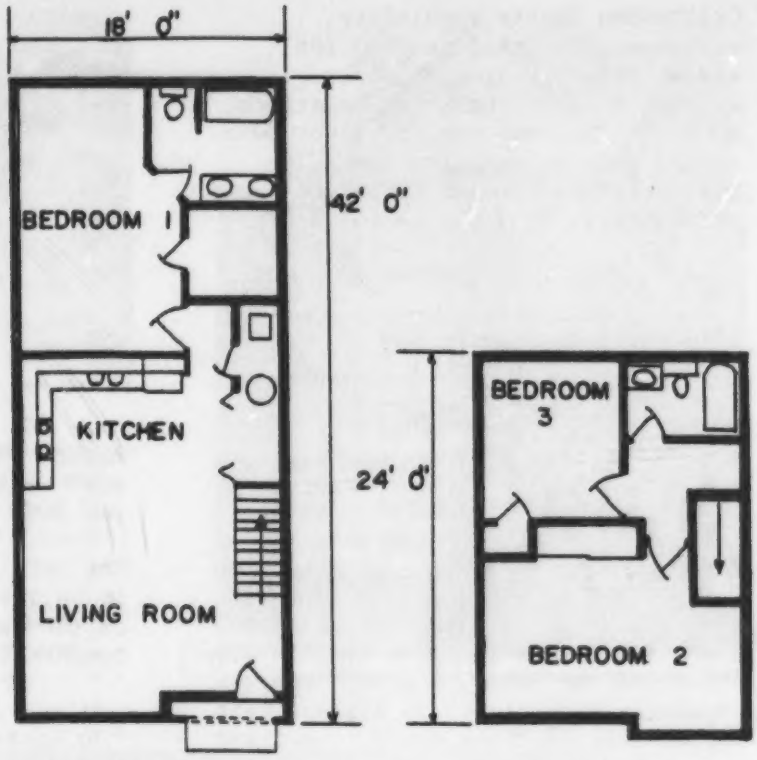
The total savings per unit amounted to $6,294, approximately 22 percent of the average selling price of a comparable home in the area.



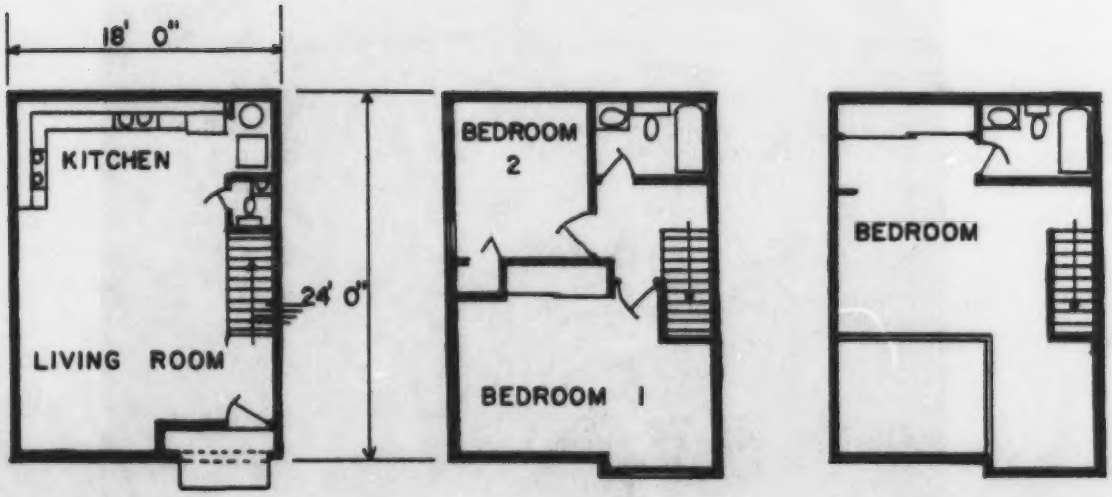
Zero lot line configuration allows for amenities



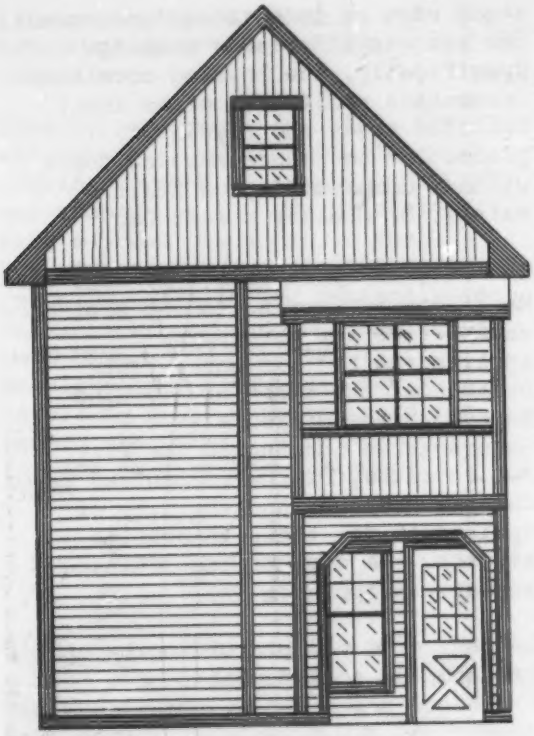
Unit with passive solar features



3-bedroom, 2-bath model



2-bedroom, 1½-bath model



Front elevation, new model

So far, all of Phase I and 75 percent of Phase II at Harvard Yard have been sold. Of the 104 homes planned for the demonstration project, 67 have been built. For variety, Rogers introduced a new set of house plans for Phase II which will range in price from $38,950 (864 square feet, 2 bedrooms, 1-1/2 baths) to $44,200 (1,188 square feet, 3 bedrooms, 2 baths).

The changes do not significantly alter Rogers' original concept, but he felt it an important marketing strategy to continually revise and improve his product.

Currently, four builders are constructing homes in Harvard Yard: Rex Rogers, Den Rogers, Bud Haney, and Donny Blair.

Rogers also served as a consultant for a new site in Batesville, located 100 miles northwest of Crittenden County, incorporating many of the same concepts as Harvard Yard. Similar to the demonstration project, the site was efficiently designed to allow for increased densities while preserving valuable open space.

Builder Bill Wolford purchased Roger's house plans for the project. The models opened in January 1985 and are priced in the mid $30's. Sales have been swift, as they were at Harvard Yard.

In addition to developing his own sites, Rogers sold his house plans to other builders in the area. He has also served as a consultant for a number of projects.

Batesville
affordable housing development

Nathan Abernathy, Ken Brown, John Suskie, and Kathy Enos of HUD Little Rock staff

Government Initiatives

The HUD Little Rock Office has been promoting the Affordable Housing Demonstration Program by sponsoring seminars throughout Arkansas. Due to their efforts, there are 36 developments underway and 9 in various phases of planning that are based on the affordable housing demonstration results. (See Appendix I for descriptions of several projects.)

John Suskie, manager of the local HUD office, won the Grand Award in the non-builders category from the National Association of Home Builders in its 1985 "Building Better Communities" competition. He was cited for promoting innovations used at the affordable housing demonstration project, Harvard Yard, throughout the state.

In addition, the Crittenden County Home Builders Association won first place for small associations (under 300 members) in the builder category of the same NAHB competition for working with HUD, Crittenden County Planning Commission, and the state health department to eliminate unnecessary construction regulations.

Further, in 1983 the Arkansas Municipal League established a committee of 10 mayors and city managers from across the state to study ways in which local governments can promote affordable housing. Specifically, the housing committee recommends modifications to local building codes and regulatory procedures to reduce housing costs without compromising on health, safety, or quality standards.

The City of Springdale's passage of a Manufactured Housing Zoning Ordinance exemplifies the successful application of this work. This ordinance, the first of its kind passed in the state, allows manufactured housing in the city. HUD Secretary Pierce recognized Mayor Charles McKinney and the City of Springdale for their innovative efforts. (A copy of the ordinance appears in Appendix II.)

Another good example of a city that has adopted an affordable housing ordinance advocated by the review committee is Hot Springs, Arkansas. (See Appendix III for a copy of the Affordable Housing Ordinance.) In addition, two other Crittenden County municipalities, Marion and Sunset, passed regulatory reform ordinances. These ordinances demonstrate the major commitments of these cities to provide housing within reach of moderate-income home buyers.

Affordable housing initiatives are also occurring at the state level. The State Health Department is considering the adoption of either the National Association of Home Builder's (NAHB) Residential Plumbing Guidelines or the Conference of American Building Officals (CABO) One- and Two-Family Dwelling Code 1986 Edition as an alternative residential plumbing code for Arkansas. The technical portions of the NAHB Residential Plumbing Guidelines were recently incorporated into the CABO One- and Two-Family Dwelling Code as a major code change and will appear in the 1986 edition. Adoption of either code will result

in cost savings of $100 to $500 for construction costs in a typical house.

Finally, on August 20, 1985, the ultimate goal of the Affordable Housing Program in Crittenden County was accomplished. The regulatory reform ideas presented to the Planning Commission in 1982 for reducing costs at the project were permanently enacted into the County Land Development and Subdivision Regulations. This ordinance will result in lower housing costs for county residents. (See Appendix IV for the text of the ordinance.)

Other Affordable Housing Projects in Arkansas

The success of Harvard Yard has led directly to many other affordable housing projects in Arkansas:

In Jacksonville, located 10 miles north of Little Rock, Farrell Gray used Rogers' house plans for his Briarfield development. Savings were achieved primarily through increased densities.

The duplexes were reduced in size, built in a zero lot-line

Affordable housing development in Hot Springs

Affordable housing in Jacksonville

configuration, and placed on smaller lots. Gray also used a rolled curb and sidewalk in lieu of the flat curb/swale design introduced at Harvard Yard. Models opened in the fall of 1984 and prices ranged from $30,000 for a two-bedroom unit to $43,000 for a three-bedroom unit. The development will involve a total of 66 units, 14 of which had been sold as of July 1985.

In Lonoke, Jim Childress used Rogers' house plan for an infill site. The Lonoke City Council passed an experimental zoning ordinance to allow Childress to build three attached homes in an exclusively single-family neighborhood. The infrastructure, such as water and sewer lines and streets and curbs, were in place, and the site was bounded on all sides by development. The attached homes blended well with the surrounding neighborhood. Prices ranged from $21,000 to $27,300.

Builder Don Butler, who also built homes in Harvard Yard with Rex Rogers, built the Countryside project. There are 19 houses in the development, all of which have been sold. A zero lot-line configuration was used, and lot sizes were reduced from 5,000 to 4,000 square feet. The units had two-car parking pads but no carports or garages. The average selling price of the homes was about $38,550.

The Timberwood project, built in Russellville by ERC Properties, will have 98 units when completed. As of June 1985, 10 units were built, 6 of which were sold. Reducing house and lot sizes and keeping the use of brick to a minimum saved money. Prefabricated wall panels and roof trusses, as well as prefinished cabinets and tops, reduced construction time. Clustered plumbing, 24 inches on center framing, and rolled curbs were used.

A second affordable housing project in Russellville, built by Lee Taylor, is University Estates. It is a planned unit development with a total of 84 homes. The fifty-second home was under construction in June 1985. The homes were grouped in clusters of four, two one-story and two two-story units. The builder placed studs 24 inches on center for framing in single-story homes and all top floors of two-story homes. Drywall was installed with wall board clips. All utilities were electric to save on costs of gas piping installation.

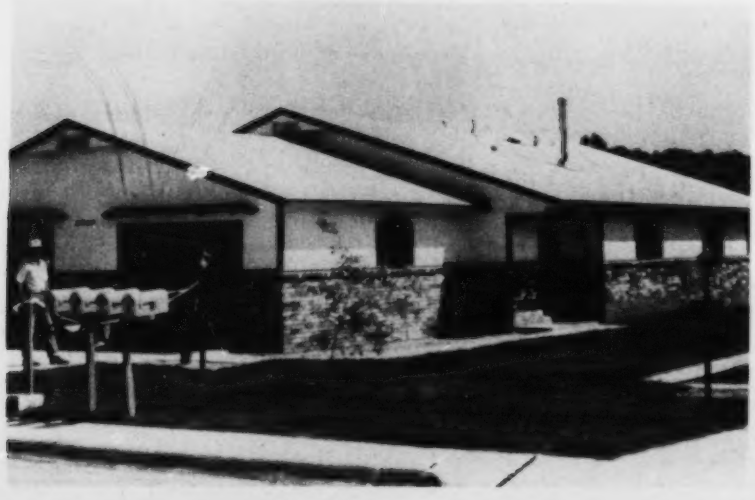
Triplex in single-family residential neighborhood, Lonoke

Builder Tom Fulton built his Longview project in North Little Rock. The project consists of 16 units, all of which have been sold. He used rolled curbs, and the homes were designed to be long instead of wide, thus allowing reduced lot sizes and frontages. The homes had 918 square feet of efficiently designed living space. Carports and garages were not built.

Builder Wes Harrell planned 24 units for his Sycamore Place project in Springdale. As of June 1985, 14 were built, 9 of which were sold. The homes were placed in a zero lot-line configuration. Floor space was reduced to 1,000 square feet which included 994 square feet of living space and a single-car garage.

Countryside subdivision in Marion

University Estates homes during construction, Russellville



Sycamore Place in Springdale

Conclusion

This glimpse at efforts in the State of Arkansas to meet the needs for affordable housing shows the progress being made. Families and individuals can now purchase attractive, well-built homes at lower prices than those previously available. One successful project, such as Harvard Yard, spurs the development of others, and lessons learned from one project are used in others. Finally, the experience in Arkansas demonstrates that a concept such as affordable housing can become a reality when the public and private sectors work together.

Affordable housing in Wilson

Interior of Harvard Yard

Timberwood duplex in Russellville

Affordable Housing Developments in Arkansas with HUD/FHA Approval

Builder/Developer	Name of Subdivision	Size and Price Range of Subdivision
Rex Rogers Developer, Marion	Harvard Yard S/D	150 units $24,500 - $40,000
Jim Childress Lonoke	Dismuke Street	6 units $21,500 - $27,300
Charles George Cabot	Southbridge S/D	40 units $32,000 - $43,000
Farrell Gray Jacksonville	Briarfield S/D	66 units $30,000 - $39,000
Danny Thomas Little Rock	Point West S/D	100 units $44,000 - $54,000
Bill Mathis Alexander	Kelliwood S/D (Manuf. Hsg.)	72 units $37,500 - $48,000
Lee Taylor Russellville	University Estates	84 units $32,750 - $40,000
Wes Harrell Springdale	Sycamore Place	24 units $37,500
Tom Fulton N. Little Rock	Fulton's Longview	16 units $32,000 - $36,000
ERC Properties Russellville	Timberwood S/D (Mfg. & Site Blt.)	98 units $29,500 - $42,500
ERC Properties Fort Smith	Quail Creek	38 units $38,000 - $42,000
Bob Wood Bono	Planview Estates	23 units $28,500
Don Butler Marion	Countryside S/D	19 units $32,000 - $37,000
Don Butler Marion	Forest Park S/D	150 units $34,000 - $45,000
Bobby Joe Smith El Dorado	Quaker Addition	24 units $22,500 - $27,500

Bill Wolford Batesville	Batesville	30 units $35,000 - $40,000
Don Langston Little Rock	Southwood S/D	103 units $35,000 - $45,000
Dan Schumate Sherwood	Eastwood S/D (Manuf. Hsg.)	4 units $42,500 - $65,000
Jim Ward Russellville	Indian Creek Village	200 units $25,000 - $35,000
Greg Walker Harrison	Sunset Villas	25 units $38,000 - $45,000
Harold Keathley Beebe	Green Acres S/D (Manuf. Hsg.)	43 units $28,000 - $40,000
Christine Brewington Tyronza		6 units $22,000 - $28,000
Vance McDaniel Trumann		6 units $26,000 - $33,000
Allen Moore Batesville	Crown Colony S/D (Manuf. & site-built)	50 units $28,500 - $41,000
Billy Ivey Newport	Westbrook Addn.	132 units $28,000 - $36,000

Prepared by the U. S. Department of Housing and Urban Development Little Rock Office.

Appendix II

Manufactured Housing Zoning Ordinance, Springdale

ORDINANCE NO. 1452

AN ORDINANCE SUPERSEDING ORDINANCE NO. 1426 AND AMENDING ORDINANCE NO. 887 TO PROVIDE FOR A RESIDENTIAL MANUFACTURED HOME DISTRICT, TO EXCLUDE CERTAIN MANUFACTURED HOMES OR TRAILER HOUSES FROM SUCH DISTRICT, AND FOR OTHER PURPOSES AND DECLARING AN EMERGENCY.

WHEREAS, it is necessary to provide for a single family residential manufactured home district of a maximum six families or less per acre to permit and encourage the development of manufactured housing as well as to exclude the mobile homes or trailer houses from inclusion in this district.

THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 13 - District (RMH) Residential Manufactured Housing. The low density residential district of six (6) families or less per acre.

PURPOSES. Applicable to parcels with a minimum of five acres to be used for single family residential manufactured homes. The district providing for residential manufactured housing is hereby created and shall be designated as "RMH" and subject to the following:

DEFINITIONS.

(1) MANUFACTURED HOME means a dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, bearing a seal certifying that it is built in compliance with the federal Manufactured Housing Construction and Safety Standards Code.

(2) MANUFACTURED HOME SUBDIVISION means a parcel of land platted for subdivision according to all requirements of the comprehensive plan, designed or intended for lots to be conveyed by deed to individual owners for residential occupancy primarily by manufactured homes.

(3) MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS CODE means Title VI of the 1974 Housing and Community Development Act (42 U.S.C. 5401 et sequentia), as amended (previously known as the federal Mobile Home Construction and Safety Act), rules and regulations adopted thereunder (including information supplied by the home manufacturer, which has been stamped and approved by a Design Approval Primary Inspection Agency, an agent of the U.S. Department of Housing and Urban Development pursuant to HUD rules), which became effective for mobile/manufactured home construction on June 15, 1976.

(4) MOBILE HOME means a transportable structure having an undercarriage of one or more axles and wheels, a hitch mechanism and designed to remain capable of being towed on the highway. Merely placing such mobile home on a permanent foundation does not alter its character so as to make it a manufactured home for the purpose of this ordinance.

(5) STRUCTURAL ADDITIONS OR ALTERATION. Due to its integral design, any structural alteration or modification of a manufactured or mobile home after it is placed on the site must be approved by the Building Inspector of the City of Springdale. All structural additions shall comply with the Standard Building Code.

EXTERIOR APPEARANCE STANDARDS

Manufactured homes shall be compatible and similar in appearance with site-constructed residences, in that they shall:

(1) have more than four hundred and fifty (450) square feet of occupied space;

(2) be placed onto a permanent foundation which will transfer loads from the structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil, in accordance with the Standard Building Code;

(3) set onto an excavated area, with permanent perimeter enclosure, foundations, footings and crawl space or basement walls constructed in accordance with the Standard Building Code. The space between the floor joists of the home and the excavated underfloor grade shall be completely enclosed with the permanent perimeter enclosure (except for required openings);

(4) be anchored to the ground, in accordance with the Standard Building Code and to the manufacturer's specifications;

(5) have wheels, axles and hitch mechanisms removed;

(6) have utilities connected, in accordance with applicable City codes or manufacturer's specifications, whichever is more restrictive;

(7) have siding material of a type customarily used on site-constructed residences;

(8) have pitched roofs and roofing material of a type customarily used on site-constructed residences;

(9) have an open or enclosed, covered parking structure which is compatible with other housing in immediate area. All parking surfaces shall be hard-surfaced. There shall be sufficient off-street parking for two automobiles.

PERMITS

CERTIFICATE OF ZONING COMPLIANCE AND FOUNDATION PERMIT

(1) REQUIREMENTS

Prior to the location, relocation or establishment of any manufactured home outside of a mobile home park, the homeowner or authorized representative shall secure a Certificate of Zoning Compliance and Foundation Permit, which states that the building and its location conform with the Zoning Ordinance. Each application for a Certificate of Compliance and Foundation Permit shall be accompanied by:

(a) those plot plans as required for all dwelling units, but which at a minimum include elevations or photographs of all sides of the home, exterior dimensions, roof materials, foundation siding or perimeter retaining wall treatment, foundation construction and materials, exterior finishes and the like.

(b) health department approval for any sewage disposal or water supply, where applicable.

(c) Planned Unit Development (P.U.D.) or subdivision approval, where applicable;

(d) a copy of the approved manufacturer's instructions, which will be used for installation purposes, where applicable; and

(e) such other information, as may be required by the Building Inspector for proper enforcement of this Ordinance.

(2) DENIAL OF PERMIT

If any of the major elements are clearly out of line with the standards, within five (5) working days issuance of the Zoning Clearance Permit will be denied, with a written statement specifying the reasons for the denial.

(3) APPEALS

Whenever the Building Inspector shall refuse to approve the mode or manner of construction proposed to be followed or materials to be used in the erection or alteration of a manufactured home, or when it is claimed that the provisions of this Ordinance do not apply, the owner of such manufactured home or his duly authorized agent may appeal from the decision of the building inspector to the Board of Adjustment in accordance with Art. 10 Sec. 2 of the Springdale Code of Ordinances.

USES PERMITTED.

Unit 1, city-wide uses by right.

Unit 26, manufactured homes for Title II Mortgage Insurance within the purview of U.S. Department of Housing and Urban Development Notice H-83-23 (HUD), or any amendment, or revision or supercession thereof.

USES PERMISSIBLE ON APPEAL TO THE PLANNING COMMISSION.

Unit 2, city-wide uses by conditional use permit.

Unit 3, public protection and utility facilities.

Unit 4, cultural and recreational facilities.

BULK AND AREA REGULATIONS.

Lot width minimum - 60 feet.
Lot area minimum - 6,000 square feet

Land area per dwelling unit - 6,000 square feet.
Density of six (6) homes or less per acre.

YARD REQUIREMENTS (FEET)

Front yard - 25 feet

Side yard - interior: 8 feet

Corner lot - interior: 8 feet, exterior: 25 feet

Rear yard - 25 feet

BUILDING AREA

On any lot the area occupied by all buildings shall not exceed 40% of the total area of the lot.

HEIGHT REQUIREMENTS

Any building that exceeds twenty (20) feet in height shall be set back from building lines one foot for each foot of height in excess of twenty (20) feet.

Subject to sidewalk ordinance.

THE FOLLOWING PROVISIONS SHALL APPLY TO SAID RESIDENTIAL MANUFACTURED HOME DISTRICT.

A. Mobile homes and trailer homes are not included in the residential manufactured home district.

B. Should any section or provision of this Ordinance be declared invalid, such invalidity shall not affect the validity of the remaining portions of this Ordinance.

Emergency Clause. Because of the immediate need to provide a residential manufactured home district, an emergency is declared to exist and this Ordinance shall be in full force and effect as of the date of its passage.

PASSED AND APPROVED this 12th day of June, 1984.

Charles N. McKinney

CHARLES N. MCKINNEY, MAYOR

ATTEST:

Mida Neee

MIDA NEEE, CITY CLERK

APPROVED AS TO FORM:

David S. Herdlinger

DAVID S. HERDLINGER, CITY ATTORNEY

ORDINANCE NO. 1455

AN ORDINANCE AMENDING ARTICLE 6, APPENDIX A OF THE SPRINGDALE CODE TO ADD SECTION 32. UNIT 26, RESIDENTIAL MANUFACTURED HOUSING (RMH)

WHEREAS, it has been brought to the attention of the City Council for the City of Springdale, Arkansas, that a need exists for a description of Unit 26, Residential Manufactured Housing (RMH), to be added to the Springdale Code, Appendix A -- Zoning, Article 6.

WHEREAS, said description should read as follows:

Unit 26 consists of a separate use of a single family residential home or dwelling unit, fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Code; allowing a maximum of six dwelling units per acre, one family per unit, not less than 5 acres per parcel, individual lots to be conveyed by deed to individual owners.

INCLUDED USES

Single-family dwellings

OFF-STREET PARKING SPACE REQUIREMENT

2.0 spaces per unit

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that Article 6, Appendix A of the Springdale Code of Ordinances be amended to add Section 32 as written above.

PASSED AND APPROVED this 28th day of June, 1984.

CHARLES N. McKINNEY - Mayor

ATTEST:

MIDA REFF - Chief Clerk

DAVID S. HERDLINGER, City Attorney

Affordable Housing Ordinance, Hot Springs

ORDINANCE NO. 3764

AN ORDINANCE AMENDING THE CITY OF HOT SPRINGS ZONING CODE TO PROVIDE FOR THE ESTABLISHMENT OF AN "AFFORDABLE HOUSING" RESIDENTIAL DEMONSTRATION DISTRICT.

WHEREAS, there exists a national and local crisis in the affordability of housing; and,

WHEREAS, only fifteen percent (15%) of potential homeowners can now afford a new home; and,

WHEREAS, homeownership provides benefits to the individual, the community, the state, and the nation; and,

WHEREAS, there is evidence that some local, state and national regulations may unduly impact the cost of housing.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hot Springs, Arkansas, as follows:

Section 1. Creation of Districts.

The Planning Commission is hereby authorized to establish one (1) "Affordable Housing" Residential Demonstration District within the City of Hot Springs, for the sole purpose of participation in the U. S. Department of Housing and Urban Development "Affordable Housing" Demonstration Program.

Section 2. Suspension of Certain Ordinances.

The provisions of the Zoning Code and Ordinance No. 3309 shall be suspended for all use, site development, and construction located within the boundaries of each "Affordable Housing" Residential Demonstration District, except as provided herein.

Section 3. Affordable Housing Demonstration Permit.

(a) Prior to any site preparation, site development or construction, the owner, authorized agent, or contractor shall obtain one (1) consolidated "Affordable Housing" demonstration permit.

(b) Prior to approving any plat hereunder, the Planning Commission shall require proof by the developer that all owners of property adjacent to and across streets from the proposed development have been notified of the petition for plat approval.

(c) The permit shall be issued by the Planning Commission, with the approval of the City Council, upon a review of proposed site plans, building plans, drawings, specifications and other materials deemed appropriate and necessary and may impose reasonable conditions and requirements upon permit holder.

(d) Application for the demonstration permit shall be evaluated pursuant to generally accepted engineering and design criteria with the objective of achieving safe, affordable and attractive housing. To the extent feasible, the Planning Commission shall seek to satisfy those goals and requirements of the suspended Zoning Code and Ordinance No. 3309, which are consistent with the goal of the Demonstration Program.

(e) From time to time the Planning Commission may make or cause to be made inspections necessary to assure conformity with any requirements and conditions of the demonstration permit.

Section 4. Requirements.

(a) The district authorized to be established herein must be approved by the U. S. Department of Housing and Urban Development.

(b) Minimum building lot size shall be 2,400 square feet with the average lot within each zone being 3,000 square feet. Minimum lot width shall be 30 feet.

(c) Municipal water and sewer shall be available to all building lots.

(d) There shall be no conditional uses permitted within the zone.

(e) Minimum street right-of-way shall be 40 feet with a minimum of 20 feet paving. Sidewalks shall be on at least one side of the street, minimum of 3 feet wide.

(f) Ten (10) percent of the area within the zone shall be dedicated to the public as recreational area, excluding streets.

(g) Each zone shall contain at least 4 acres.

(h) Minimum setback from front property line shall be 25 feet.

Section 5. Amendment to Zoning Code.

The City of Hot Springs Zoning Code (Ordinances Nos. 2990, 3064, 3065, 3155, 3175, 3250, 3261, 3265, 3321, 3355, 3380, 3521, 3573, 3656, 3661) is hereby amended by adding this ordinance.

PASSED: October 15, 1984

Gary Lucas I
Alderman Ward

APPROVED: [signature]
Mayor

ATTEST: [signature]
City Clerk

Crittenden County Land Development and Subdivision Regulations

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 3, SECTIONS 3.01.3, 3.01.10 AND 3.02.9.2 AND TO ADD SECTION 3.02.13 THE CRITTENDEN COUNTY LAND DEVELOPMENT AND SUBDIVISION REGULATIONS

WHEREAS, the Crittenden County Joint Planning Commission has conducted a public hearing in regard to amending the Crittenden County Land Development and Subdivision Regulations; and

WHEREAS, the Crittenden County Joint Planning Commission has resolved that the Crittenden County Land Development and Subdivision Regulations should be amended and supplemented to meet the evolving needs of homebuyers.

NOW THEREFORE,

BE IT ENACTED BY THE QUORUM COURT OF CRITTENDEN COUNTY, ARKANSAS, AN ORDINANCE TO BE ENTITLED:

"'AN ORDINANCE AMENDING ARTICLE 3, SECTIONS 3.01.3, 3.02.10 AND 3.02.9.2 AND TO ADD SECTION 3.02.13 THE CRITTENDEN COUNTY LAND DEVELOPMENT AND SUBDIVISION REGULATIONS."

SECTION 1: Article 3, Section 3.01.3 of the Crittenden County Land Development and Subdivision Regulations shall be and is hereby amended to add Section 3.01.3.1 as follows:

3.01.3.1

Notwithstanding Section 3.01.3, the following paragraph shall only apply to cul-de-sac or minor residential looped or horseshoe type streets in the Urban Development Zone (UDZ) serving a maximum of fifty (50) dwelling units on

a cul-de-sac or one hundred (100) dwelling units on loop streets or horseshoe type streets. The above streets shall be designed and located to discourage through traffic.

All cul-de-sac streets described above shall have a maximum length of 1,000 feet and shall terminate in a surfaced turn-around with a diameter of seventy (70) feet and a right-of-way with a diameter of not less than ninety (90) feet or a T-shaped surfaced turn-around which shall be not less than eighty (80) feet by twenty (20) feet and a right-of-way which shall be not less than ninety-seven (97) feet by thirty-seven (37) feet.

SECTION 2: Article 3, Section 3.01.10 of the Crittenden County Land Development and Subdivision Regulations shall be and is hereby amended to add Section 3.01.10.1 as follows:

3.01.10.1

Notwithstanding Section 3.01.10, the following paragraph shall only apply to residential subdivisions that generate low traffic volumes on certain type streets, including, but not limited to, cul-de-sacs, horseshoe type, and loop streets, that serve no more than fifty (50) dwelling units on a cul-de-sac or one hundred (100) dwelling units on loop streets or horseshoe type streets. All dedicated streets shall have a minimum right-of-way of thirty-five (35) feet, provided however, that in the event drainage cannot be effectively handled in the minimum right-of-way of thirty-five (35) feet, then the minimum right-of-way shall be increased to the minimum width required by good engineering practice to effectively handle said drainage and as required by the existing county standards.

SECTION 3: Article 3, Section 3.02.9.2 of the Crittenden County Land Development and Subdivision Regulations shall be and is hereby amended to add Section 3.02.9.2.1 as follows:

3.02.9.2.1

Local Streets: Notwithstanding Section 3.02.9.2, in residential subdivisions in the Urban Development Zone, that generate low traffic volumes on certain type streets, including, but not limited to, cul-de-sacs, horseshoe

type, and loop streets, that serve no more than fifty (50) dwelling units, on a cul-de-sac, one hundred (100) dwelling units on loop streets or horseshoe type streets, the travel surface shall be a minimum of eighteen (18) feet wide.

SECTION 4: Article 3 of the Crittenden County Land Development and Subdivision Regulations should be and hereby is further amended to add Section 3.02.13 which shall provide as follows:

3.02.13

All subdivisions having commonly owned water systems, sanitary sewer systems, parks or other common property shll have a Property Owners Association with the authority

and maintain said common properties.

SECTION 5: If any part, section or paragraph of this Ordinance be held to be unconstitutional or invalid for any reason, such unconstitutionality or invalidity shall not affect the remaining portions of the Ordinance.

SECTION 6: The effective date of this Ordinance shall be the _____ day of _____, 1985.

SECTION 7: Those portions of Article 3, Section 3.01.3, 3.01.10, 3.02.9.2 and 3.02.13 of the Crittenden County Land Development and Subdivision Regulations are hereby amended as hereinabove set forth and those portions of such Regulations and all other Ordinances or parts of Ordinances in conflict with this Ordinance shall be and hereby are repealed.

PASSED AND APPROVED this _____ day of _____, 1985.

_____
County Judge

ATTEST:

_____
County Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING REGULATION NO. 1, REGULATION FOR CRITTENDEN COUNTY, ARKANSAS

WHEREAS, the Crittenden County Joint Planning Commission has met and after public hearing has resolved that Regulation No. 1, Zoning Regulation for Crittenden County, Arkansas, adopted by Order of the County Court entered July 1, 1974, should be amended and supplemented to meet the evolving needs of homebuyers.

NOW THEREFORE,

BE IT ENACTED BY THE QUORUM COURT OF CRITTENDEN COUNTY, AKRANSAS, AN ORDINANCE TO BE ENTITLED:

"AN ORDINANCE AMENDING REGULATION NO. 1, ZONING REGULATION FOR CRITTENDEN COUNTY, ARKANSAS."

SECTION 1: A recommendation has been made by the Crittenden County Joint Planning Commission to amend Zoning Regulation No. 1, to include the following:

Section 5000:

USE	REQUIRED PARKING	LOADING SPACE REQUIRED
Section 5025 - Dwellings in subdivisions containing eight (8) dwelling units or more per net acre, less dedicated streets and common areas.	Two (2) on-site parking spaces plus 0.25 off-site parking spaces per dwelling unit.	None

SECTION 6145: Residential subdivisions that generate low traffic volumes on certain type streets, including, but not limited to, cul-de-sacs, horseshoe type, and loop streets, that serve no more than fifty (50) dwelling units on a cul-de-sac or one hundred (100) dwelling units on loop streets or horseshoe type streets as herein specified.

1) In subdivisions containing eight (8) dwelling units or more per net acre, less dedicated streets and common areas, all buildings and lots shall comply with the following requirements:

A) Minimum lot area: Lots as platted shall have an average minimum lot area of not less than 3,000 square feet, provided however, no lot shall have an area of less than 2,400 square feet.

B) Minimum side yard: Zero-lot line housing is specifically permitted, but all buildings must be not less than ten (10) feet apart;

C) Minimum front yard: The minimum depth of the front yard shall be twenty-five feet, provided however, garages or carports may be built within the required front yard when located at least seventeen (17) feet from the front lot line.

SECTION 2: Regulation No. 1, Zoning Regulation for Crittenden County, Arkansas, should be and hereby is amended to include the provisions referred to in Section 1 of this Ordinance.

SECTION 3: The requirements contained in the above amendments to Sections 5025 and 6145 shall be met in addition to all other requirements and provisions contained in Regulation No. 1, Zoning Regulation for Crittenden County, Arkansas, adopted by the County Court on April 11, 1974, not in conflict herewith.

SECTION 4: If any part, section, or paragraph of this Ordinance be held to be unconstitutional or invalid for any reason, such unconstitutionality or invalidity shall not affect the remaining portions of the Ordinance.

SECTION 5: The effective date of this Ordinance shall be the _____ day of _____, 1985.

SECTION 6: All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

PASSED AND APPROVED this _____ day of _____, 1985.

_____
County Judge

ATTEST:

_____
County Clerk

*U.S. GOVERNMENT PRINTING OFFICE: 1986-620-609:40705

U.S. Department of Housing and Urban Development
Washington, D.C. 20410

Official Business
Penalty for Private Use, $300

Postage and Fees Paid
Department of Housing
and Urban Development
HUD - 401

January 1986
HUD-1010-PDR